



Lilbourne House, Milton Lilbourne, Pewsey, Wiltshire







A magnificent **Georgian style house**, located in a highly sought-after village with the most stunning views.

Summary of accommodation

Entrance hall | Drawing room | Dining room | Sitting room | Study | Kitchen | Cloakroom | Utility room

Principal bedroom en suite | Three en suite bedrooms | Two double bedrooms | Family bathroom

Triple garage | Gardens | Paddock

In all about 2.64 acres

Distances

Pewsey 1.5 miles (London Paddington 60 minutes), Marlborough 8 miles, M4 (J14) 15 miles, Andover 20 miles, (London Waterloo 70 minutes)

(All distances and times are approximate)



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Wiltshire

Lilbourne House occupies an attractive edge of village position in the sought-after village of Milton Lilbourne, in an Area of Outstanding Natural Beauty within the delightful Pewsey Vale. Pewsey is 1.5 miles away with trains to Paddington taking about an hour. The M4 motorway (junction 14) is about 15 miles away.

Milton Lilbourne has a church and village hall with more extensive facilities available in Pewsey, including a gym, swimming pool and tennis courts, as well as a variety of shops. The property is well-placed for the market town of Marlborough which provides varied retail and leisure facilities. The historical centres of Bath and Salisbury, and larger commercial centres of Swindon, Newbury and Andover are within easy driving distance. The house is well situated for several schools including St Francis, Dauntsey's, St John's and Marlborough College.

The Property

Lilbourne House is a substantial family house at the end of a no through lane. Approached through a beautiful white five bar gate, the gravel drive has space for four cars. Built in the 1999 with period features, balcony and wisteria climbing up the front. Triple garage with good storage and side door.





You enter the property into a large entrance hall leading off to several rooms. To the right is a cloakroom. The double aspect drawing room with a log burner and French doors has views over the charming gardens with box hedging. Next is a double aspect sitting room with French doors leading onto the terrace. There is a feature fireplace, and high ceilings. A nice and bright study with French doors.

There is a double aspect dining room opposite the kitchen, a great position for hosting. The kitchen has granite work surfaces, an island, range cooker, seating area, and breakfast table with bi-folding doors to the terrace. A built in sunshade over a seating area is great for summer months.

Situated on the first floor is a large landing and beautiful balcony with views over the village. Lilbourne House has four large double bedrooms with built-in storage with en suite bathrooms. There is a smaller bedroom which could double as a dressing room to the principal bedroom. The second floor has a further bedroom and storage.



Outside

The beautiful south-facing garden divides up into three sections with established flower beds, hedgerows and a terrace wrapping around the house. There is a part walled, former orchard with a large shed. A five bar gate at the end of the garden leads to a bridge over a winterbourne. Pathways have been carved through the wildflower meadow. At the end of the paddock, a separate gravel entrance leads to a hard standing.

Services

Mains electricity, drainage and water. Oil-fired heating.

Fixtures & fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings etc., are specifically excluded but may be made available by separate negotiation.

Post Code

SN9 5LQ

Directions

What3words ///youthful.lots.octagon

Viewing

Viewing by prior appointment only with the agents.

Property information

Tenure: Freehold

Local Authority: Wiltshire Council: Tel 0300 456 0109

Council Tax: Band H

EPC Rating: D



Approximate Gross Internal Floor Area

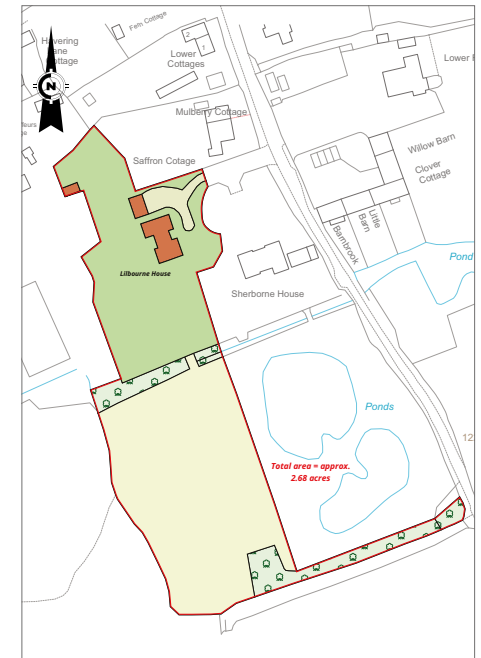
362.5 sq m / 3902 sq ft

Garage = 48.3 sq m / 520 sq ft

Total = 410.8 sq m / 4422 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2023. Photographs and videos dated May 2023. Reference: FMHNG012365726

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